

ORDINANCE NO. 886

**AN ORDINANCE APPROVING THE VILLAGE OF TEUTOPOLIS  
CENTRAL TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT**

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WHEREAS, the Village of Teutopolis (hereafter referred to as the “Village”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, (65 ILCS 5/11-74.4-1 et seq.), as amended (hereafter referred to as the “Act”) for the proposed Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the “Plan”) within the municipal boundaries of the Village of Teutopolis and within the Central Tax Increment Financing Redevelopment Project Area (hereafter referred to as the “Area”) as described in Exhibit A attached to this Ordinance, which constitutes an aggregate of more than 1 ½ acre in size; and

WHEREAS, the Village approved Resolution No. 588 authorizing the development of a feasibility study, pursuant to *Sec. 11-74.4-4.1* of the Act, in regards to the proposed designation of a portion of the Village as a redevelopment area on March 15<sup>th</sup>, 2017; and

WHEREAS, due notice with respect to Resolution No. 588 was given by mail on March 16<sup>th</sup>, 2017, pursuant to *Sec. 11-74.4-4.1* of the Act, to all relevant taxing districts that would be affected by the designation of a redevelopment area; and

WHEREAS, the Village caused the publication of an Interested Parties Registry notice in the Effingham Daily News on March 21<sup>st</sup>, 2017, pursuant to *Sec. 11-74.4-5* of the Act, to allow for all parties interested in the proposed redevelopment area designation to be notified of all relevant activities regarding the proposed redevelopment area; and

WHEREAS, the Plan, which contains an eligibility report, was made available for public inspection, pursuant to *Sec. 11-74.4-5* of the Act, at the Village Hall on May 24<sup>th</sup>, 2017; and

WHEREAS, the Village Board did on June 7<sup>th</sup>, 2017 pass Resolution No. 593, setting June 29<sup>th</sup>, 2017 as the date for the meeting of the Joint Review Board and August 2<sup>nd</sup>, 2017 as the date for the public hearing on the Plan, pursuant to *Sec. 11-74.4-5* of the Act, with the time and place of the Joint Review Board and public hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 13<sup>th</sup>, 2017, pursuant to *Sec. 11-74.4-5* of the Act, said notice being given to all interested parties that have registered with the Village concerning the proposed Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 13<sup>th</sup> and June 14<sup>th</sup>, 2017, pursuant to *Sec. 11-74.4-5* of the Act, said notice being given to all residential addresses that, after a good faith effort, the Village determined to be outside of the proposed Area and within 750 feet of the boundaries of the aforementioned proposed Area; and

WHEREAS, pursuant to *Sec. 11-74.4-5* of the Act, the Village Board caused a Joint Review Board meeting to be held regarding the aforementioned Plan and the proposed designation of the Area on June 29<sup>th</sup>, 2017, at the Village Hall;

WHEREAS, due notice with respect to such Joint Review Board Meeting was given pursuant to *Sec. 11-74.4-5* of the Act, said notice being given to all relevant affected taxing districts and to the State of Illinois by mail on June 8<sup>th</sup>, 2017;

WHEREAS, pursuant to *Sec. 11-74.4-5* of the Act, the Village Board caused a public hearing to be held regarding the aforementioned Plan and the proposed designation of the Area on August 2<sup>nd</sup>, 2017, at the Village of Teutopolis American Legion;

WHEREAS, due notice with respect to such a hearing was given pursuant to *Sec. 11-74.4-5* of the Act, said notice being given to all relevant affected taxing districts and to the State of Illinois by mail on June 8<sup>th</sup>, 2017; by publication on July 6<sup>th</sup>, 2017 and July 20<sup>th</sup>, 2017; and, by mail, to all property owners within the Area on July 17<sup>th</sup> and July 18<sup>th</sup>, 2017; and

WHEREAS, the plan set forth the factors constituting the need for abatement of conditions in the proposed redevelopment project area that constitutes a combination conservation and blighted area as defined in the Act, and the Village Board has reviewed all testimony concerning such need presented at the public hearing and reviewed the eligibility report, contained within the Plan, and is generally informed of the conditions of the Area as the term combination conservation and blighted area is defined in the Act; and

WHEREAS, the Village Board has reviewed the conditions pertaining to the lack of private investment in the Area to determine whether development would take place in the proposed Area, as a whole, without the adoption of the proposed Plan for the said Area; and

WHEREAS, the Village Board has reviewed the conditions pertaining to real property in the Area to determine whether the contiguous parcels of real property in said Area would substantially benefit by the proposed redevelopment project improvements; and

WHEREAS, the Village Board has reviewed the proposed Plan and the Village's heretofore adopted Comprehensive Plan for planned development of the Village, as a whole, to determine whether the proposed Plan conforms to the Comprehensive Plan of the Village.

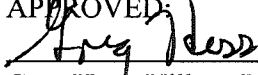
NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF TEUTOPOLIS, ILLINOIS, that:

1. The Village Board of the Village of Teutopolis makes the following findings:
  - a. The area constituting the Central Tax Increment Financing Redevelopment Project Area, herein often referred to as the "Area", in the Village of Teutopolis, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.

- b. There exist conditions in the aforesaid redevelopment Area that cause the area as a whole to be designed as a Redevelopment Project Area to be classified as a combination “conservation and blighted area” as defined in *Sec. 11-74.4-5* of the Act.
  - c. The Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
  - d. The Plan for the aforesaid Area conforms to the Comprehensive Plan for the planned development of the Village as a whole.
  - e. The parcels of real property included within the proposed Area are contiguous and will be substantially benefited by the proposed redevelopment project.
  - f. The estimated date for the completion of the Plan and/or retirement of any obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the Village treasurer, as provided in *Sec. 11-74.4-3.5* of the Act, is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year after the year in which the ordinance approving the Area is adopted.
2. The Tax Increment Plan for the aforementioned Area, which was the subject matter of the public hearing held on August 2<sup>nd</sup>, 2017, is hereby adopted and approved. A copy of the Plan, marked as Exhibit B, is attached to and made a part of this Ordinance.
  3. This Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of the Ordinance.
  4. All Ordinances, Resolutions or parts of Ordinances or Resolutions conflicting with any of the provisions herewith shall be and the same are hereby repealed.
  5. This Ordinance shall be in effect from and after its passage, approval and publication as required by law.

PRESENTED, PASSED AND APPROVED THE 2<sup>ND</sup> DAY of AUGUST, 2017

YEAS	:	<u>4</u>
NAYS	:	<u>0</u>
ABSENT	:	<u>2</u>
ABSTAIN	:	<u>0</u>

APPROVED:  
  
\_\_\_\_\_  
Greg Hess, Village President

ATTEST:


  
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Sharon Will, Village Clerk

Exhibit A:  
Central Tax Increment Financing Redevelopment Project Area Legal Description

Exhibit B:  
Tax Increment Financing Redevelopment Plan & Project